



LIVE & WORK IN THE PYRÉNÉES! EXCELLENT
HOLIDAY BUSINESS WITH 3 GÎTES/B&B +
HISTORIC HOUSE + IHA RIVERSIDE LAND

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PROPERTY FACT FILE

REFERENCE	A41726CEL64
PRICE	€ 749,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	265 m ²
LAND	10060 m ²
TOWN	Oloron-Sainte-Marie
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Mains Drains, River Frontage, Garage

*Price based on current exchange rate which is subject to change



- 3 gîtes ready to rent out - excellent bookings!
- On the Chemin-de-St-Jacques-de-Compostelle...
- ... potential year-round B&B demand from pilgrims
- Located in pretty village in popular Vallée d'Aspe
- School in village/boulangerie 5mins/Oloron 10mins

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This gorgeous mill property is a highly successful gîte business with huge potential!

Located in a pretty village in the Vallée d'Aspe, the property comprises a main house with two gallery bedrooms, a garage and

DESCRIPTION

Bursting with character and cachet, this historic property includes an ancient mill that dates back to the 1500s!

Lovingly restored and renovated, the delightful main house is completely ready for the new owners to move into - and the three holiday cottages already have bookings for 2026, so you can open for business immediately!

Cottage 1 is adjacent to the main house, but has its own private entrance.

Cottage 2 is the ancient mill building and is set away from the main house. Tastefully renovated and modernised, the mill has a glass floor panel in the sitting room where you can see one of the millstreams flowing beneath the building!

Cottage 3 is a little further away and is next to a partially renovated chalet, which is currently used as a garage. With permission, the chalet could be transformed into more accommodation, such as an additional gîte or B&B suites.

The main house and the adjacent Cottage 1 form a U-shape around an internal courtyard with a decorative fountain and a traditional open gallery on the building's first floor.

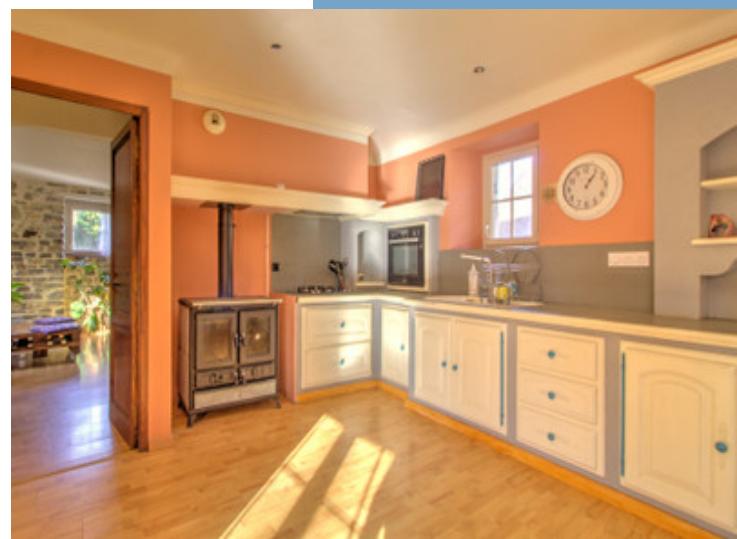
The main house (approx. 100m²) comprises the internal courtyard, a south-facing dining terrace, a sitting room and a kitchen with a dining area. From the internal courtyard, steps lead up to a charming gallery and two bedrooms, each with an en suite shower room. The bedrooms could be used for accommodating Bed & Breakfast guests.

Adjacent to the main house, Cottage 1 (approx. 48m²) has its own private entrance and garden. The cot...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41726CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

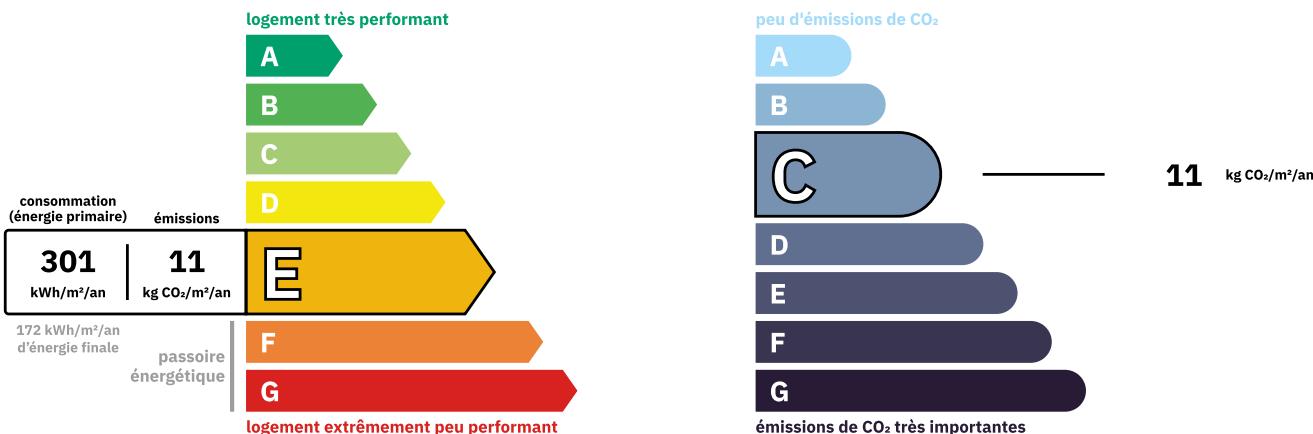


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>



Property Energy consuming
Estimated annual energy costs
between 2689 € and 3637€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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